



Helping *you* move



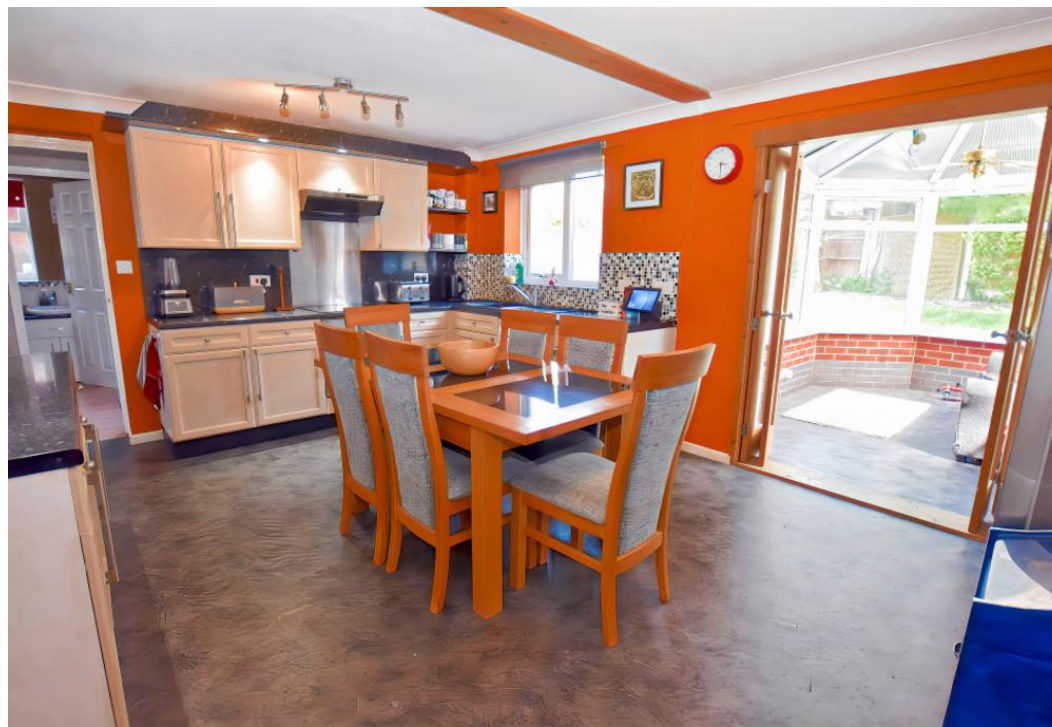
4 Priory Court, Market Drayton, TF9 3UP

A nicely presented Four Bedroom, three Bathroom Detached house with spacious Living Accommodation including a Lounge, Dining Kitchen and Conservatory. With a Single Garage, Driveway Parking and rear Garden, this property is offered with NO UPWARD CHAIN.

Offers In Region Of
£335,000

Overview

- A Spacious Four Bedroom Detached House with **No Upward Chain**
- Hall, Lounge & Conservatory
- Modern Dining Kitchen, Utility, Guest WC
- Two En Suite Bedrooms, Two Further Bedrooms, Bathroom
- Rear Garden with Patio and steps up to a generous Lawn
- Integral Single Garage, Driveway Parking
- Council Tax Band - D , Energy Rating - D



Brief Description

To the ground floor is the Hall with stairs to the first floor and to your right is the spacious Lounge with light flooding in through the bay window overlooking the front garden. The Lounge leads through to the large Dining Kitchen, creating an open-plan flow to the living accommodation, and French doors open to the sunny Conservatory. Completing the ground floor is the practical Utility and Guest WC.

The first floor accommodation continues the sense of space and light, with two Double Bedrooms with En Suite Shower Rooms, two further Bedrooms and the family Bathroom with a shower over the bath.

The rear Garden has a large patio with steps up to the lawn, and to the front is a lawned Garden, and a wide Driveway leading up to the integral Garage, giving you Parking for three to four cars.

Location

Market Drayton is a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs, and access to the Shropshire Union Canal.

A wider range of shops and facilities can be found via the A53 to Telford, Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



Your **Local** Property Experts

01630 653641



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that all mains services are available with gas central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire Council
Tel: 0345 678 9002

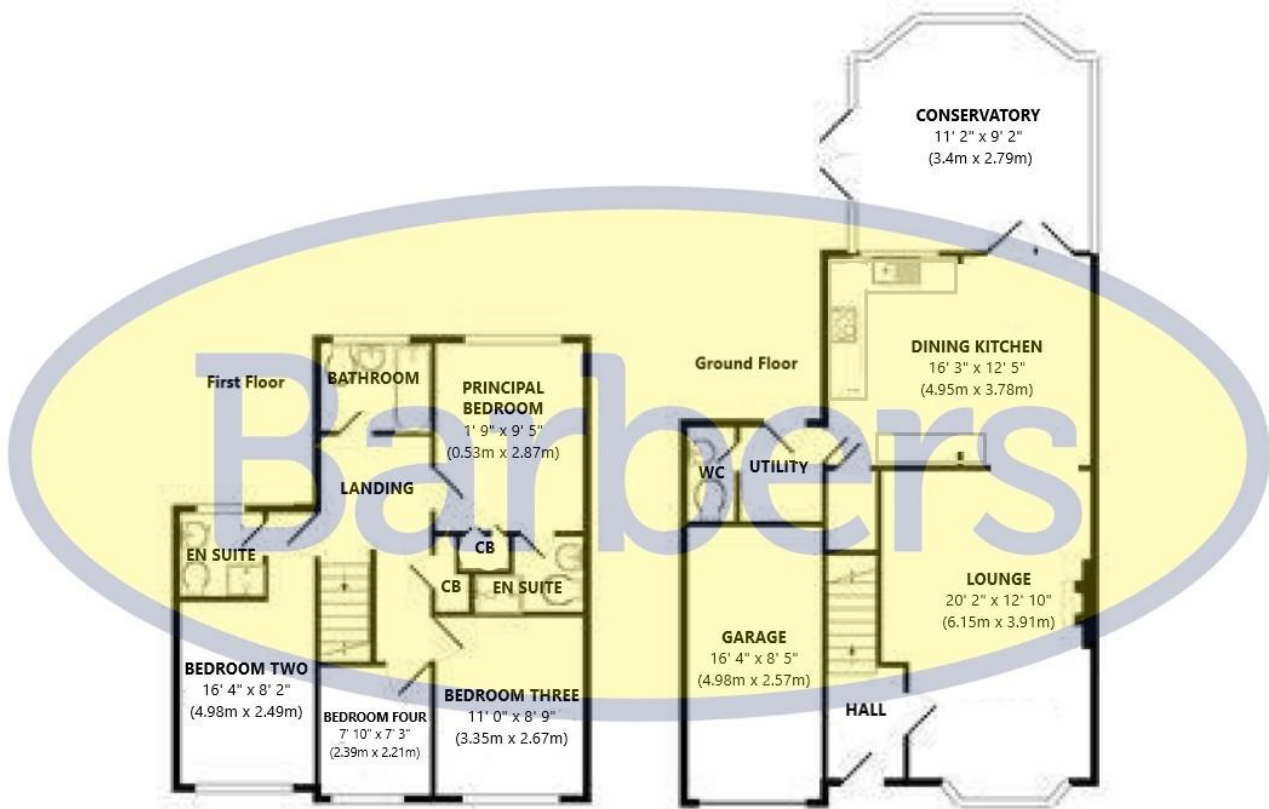
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: At the Gingerbread roundabout in Market Drayton take the A53 towards Tern Hill, going straight over the first roundabout and then turning left on Bridge Road, first left on Priory Court and the property is on your right and can be identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only
All measurements and the placement of fixtures and fittings are approximate.



Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**. Our dedicated and friendly team will assist you 6 days a week. **Get in touch today! Tel: 01630 653641**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

BARBERS ESTATE AGENT: Tower House, Maer Lane,
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